



VB | 143

215 NORTH 143RD AVENUE

Goodyear, AZ

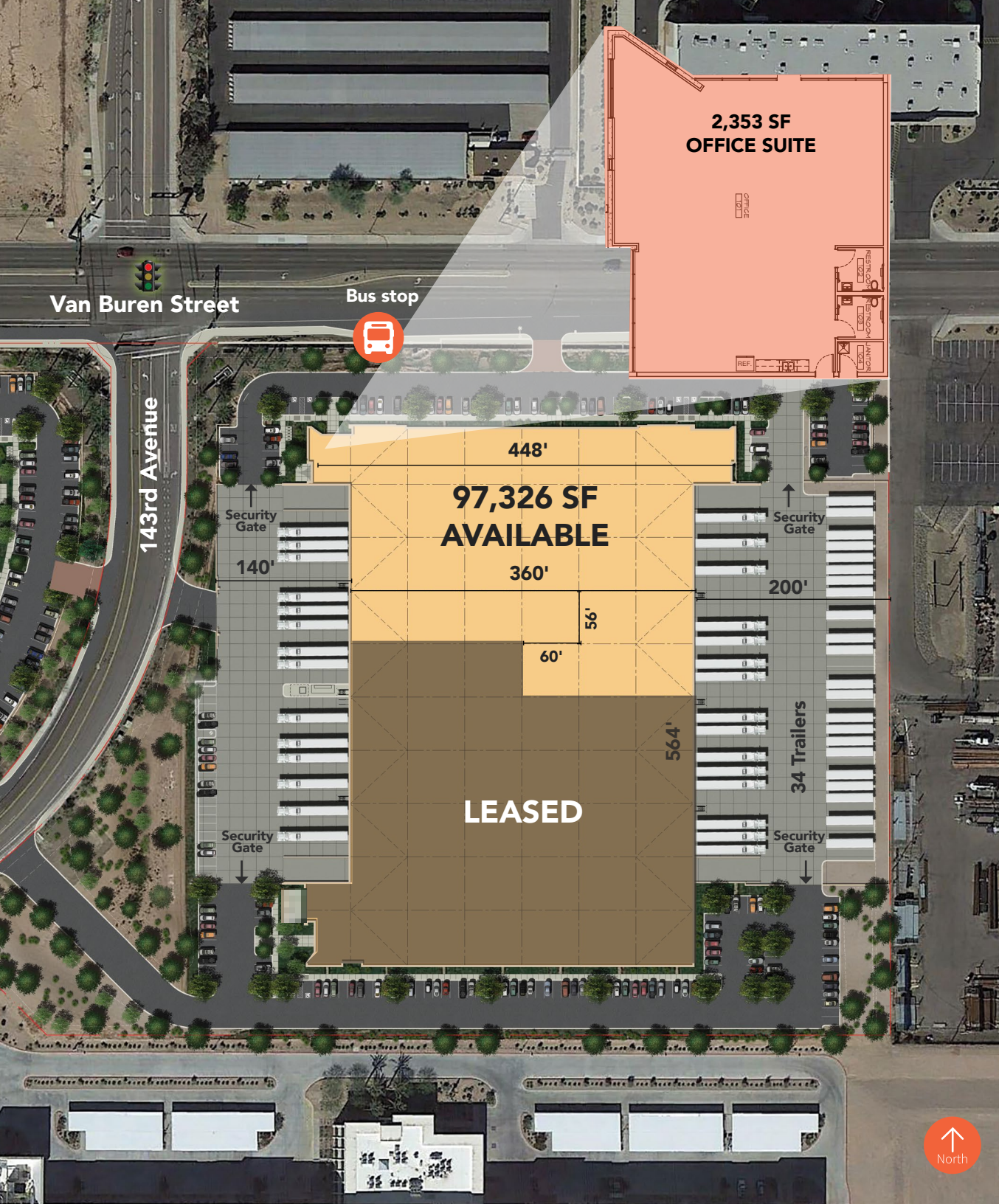


±97,326 s.f. cross-dock

Under new ownership
Spec suite under construction

- Available for occupancy
- Rare opportunity to locate your business in a Foreign Trade Zone with Magnet status

Jones Lang LaSalle Americas, Inc. License #: CO508577000



97,326 s.f available

Building features

- 36' clear height
- 2,353 s.f. spec office suite under construction
- (22) 9'x10' insulated dock high doors
- (2) 14'x16' insulated grade level doors
- 18 trailer parking spaces
- 74 auto parking spaces (additional spaces available)
- Full concrete truck court
- 360' deep building
- 60' x 56' column spacing

Building specifications

- R38 insulation; single ply, 60 mil, TPO roof
- Fiber optics ready
- Natural gas available
- K-22 ESFR fire sprinklers
- 3,000 amp; 277/480v, 3 phase (APS)
- 7" thick concrete slab
- Painted warehouse walls/columns
- Energy efficient clerestory windows in lieu of skylights
- Secured dock areas with motorized gates
- Outdoor employee amenity spaces

Tenants located along north Loop 303:



900,000 SF



700,000 SF



640,000 SF



620,000 SF



490,000 SF



400,000 SF



440,000 SF



±250,000 SF



Foreign Trade Zone & Magnet benefits

- Greater profit potential due to deferred, reduced and/or eliminated duty, tariff and U.S. customs reporting costs
- 72% reduction in real property tax
- 72% reduction in personal property tax
- Reduced supply chain time

GMFTZ.org



Click link for detailed information on the Greater Maricopa Foreign Trade Zone

GOODYEAR IS THE
6TH FASTEST GROWING
CITY IN THE U.S.
- U.S. CENSUS BUREAU

Location highlights

- Located within Goodyear Gateway South, a Class A master-planned industrial park just north of the Phoenix Goodyear Airport
- Less than 1 mile to full interchange at I-10 and Bullard Avenue
- Fully improved
- I-1 zoning
- Multiple access points
- Adjacent to APS sub station and Goodyear's fire and police station

Retail amenities in close proximity:



Applebee's Grill + Bar



Fry's Food Stores



The Home Depot



In-N-Out Burger



Lowe's



McDonald's



P.F. Chang's



Sam's Club



Starbucks Coffee



Target



Walgreens



Fortune 1 Retailer

Community background



Population: 95,294
Median Household
Income: \$83,866
Median Age: 38.7
Professional Workers: 38.7



College-Educated: 69.9%
Associate Degree – 9.8%
Bachelor Degree – 18.4%
Graduate Degree – 11.6%



Goodyear workforce occupations:

35.8% Management, business, science,
and arts occupations
27.3% Sales and office occupations
17.8% Service occupations
11.7% Production, transportation, and
material moving occupations



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V-12/13/2021

Drive times from Goodyear

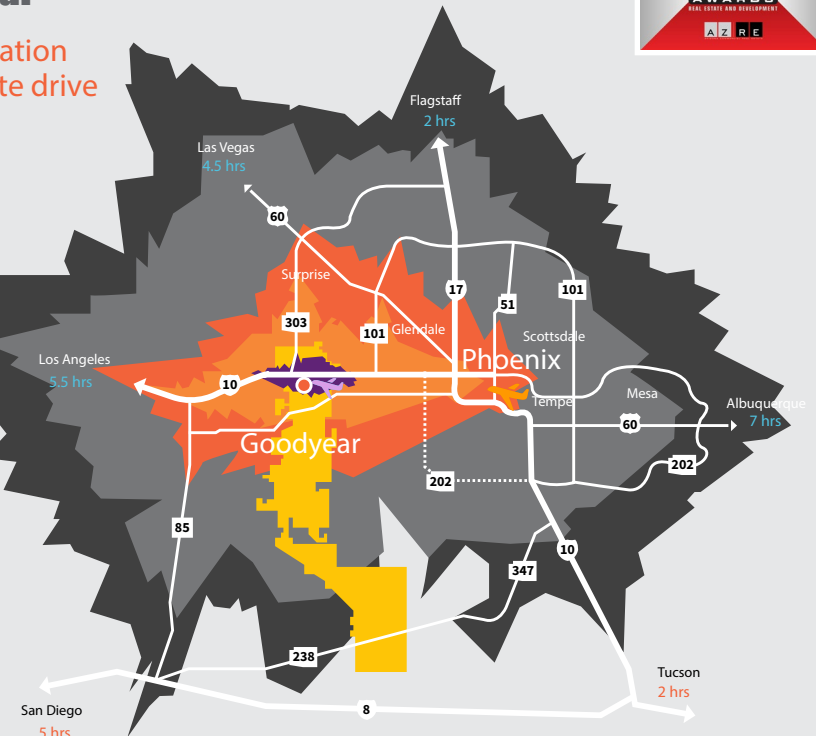
1.7 million population
within a 30 minute drive



Goodyear is only
20 minutes from
Downtown Phoenix

Drive Time	Labor	Population
20 min	288,380	663,614
30 min	721,355	1,709,683
45 min	1,417,713	3,059,750
60 min	1,984,055	4,211,031

Source: ESRI 2018



#2

LOCATED IN THE NATION'S
Workforce Market

Goodyear Boundary

Sky Harbor International Airport

Phoenix-Goodyear Airport

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